

TANGLEWOOD
MINCHINHAMPTON



WHITAKER
SEAGER

TANGLEWOOD, BESBURY, MINCHINHAMPTON, STROUD, GL6 9EP

A DETACHED 3 BEDROOM HOME, ON A LEVEL PLOT LESS THAN 1/2 A MILE FROM MINCHINHAMPTON CENTRE.

Description

Occupying a most desirable setting, enjoying ease of access onto acres of National Trust common land and a level walk into the centre of Minchinhampton less than half a mile away. Having been extended and remodelled in more recent years, the property provides versatile accommodation with bedrooms being positioned on both the ground and first floor. From a useful entrance porch the main door opens to an inner hall with restored parquet flooring, from here doors radiate to the living space, ground floor bedrooms and stairs rise to the first floor. The sociable family kitchen forms a central hub to the house, being generous in size and opening to the garden, the rooms offers a comprehensive range of wall and base units, range oven, room for dining and a limestone floor. The adjoining utility provides further day to day facilities, more storage and external access to the carport and driveway. A downstairs cloakroom is located off the utility. The sitting room enjoys a pretty dual aspect with a door and window to the garden. A fireplace forms a warming focal point to the room. Adjoining the sitting room is a most impressive garden room, flooded with light the room boasts a vaulted ceiling, limestone floor warmed by underfloor heating and doors leading to the main area of garden. Two bedrooms are positioned on the ground floor, one being served by a stylish ensuite shower room and the other lying next

door to a further family shower room. A landing area on the second floor provides further space, whilst an additional bedroom with built in storage and store room/study are served by a first floor shower room.

Guide price
£585,000

Covid 19 Government Guidelines: A video tour of this property must be viewed prior to booking a face to face appointment. When attending please wear a face mask.

Stroud-4 miles

Cirencester-10 miles

Cheltenham-20 miles

Swindon-25 miles

Bristol-31 miles



• Entrance Porch/Hall • Kitchen/Dining Room • Utility & Cloakroom • Sitting Room • Garden Room • 3 Bedrooms • Study/Store Room • 3 Shower Rooms • Gardens, Driveway & Carport • Total plot 0.13 acres.

Outside

Total plot 0.13 acres. Grounds surround the house with the majority of garden extending to the south-west elevation. Bounded by Cotswold stone walling, a gated driveway leads to a carport and provides parking for several vehicles. A patio with a timber shed extends to the rear of the house whilst a level lawn lies to the side. A Clematis, Holly bush and Olive tree provide interest and colour.

Directions

From Tom Longs Post in the centre of Minchinhampton Common proceed east in the direction of Cirencester. Proceed past Dr Browns Road on your right, Turn left into The Knapp (opposite the turning to Butt Street), continue left to locate the property on your right hand side denoted by our for sale board.

Location

Minchinhampton enjoys a plethora of facilities including a recently opened pub, cafes, a general store, butcher, chemist and Post Office, as well as a sought after primary school and doctor and dental surgery. Minchinhampton is famed for its Common, hundreds of acres of countryside and the location for one of three golf courses. London remains accessible by train from nearby Stroud Station (4 miles). Bristol, Cheltenham, Gloucester and Swindon are all within commuting distance. Good schools are a huge attraction including Stroud High and Marling Grammar Schools based in Stroud. The neighbouring town of Nailsworth is renowned for its excellent boutique shops whilst Stroud offers 4 supermarkets including Waitrose, as well as an award winning Farmers Market. Cirencester is positioned just 10 miles to the east.

General Information

Tenure: Freehold

Postcode: GL6 9EP

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fitting: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Stroud District Council. Council Tax Band D and EPC rating D



Approximate Gross Internal Area = 166.1 sq m / 1788 sq ft

